

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR SPECIAL EXCEPTION REVIEW
SE2025-00021, LOCH LEVAN LAND LIMITED PARTNERSHIP, ET AL.
Due Date: 09/19/2025

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Gretchen Biernot

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, September 17, 2025, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

- Recommend approval; No Further Review Necessary
- Revisions Required/ Comments Attached
- No Comment at this time; please route additional resubmittals
- No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:



















DPU:

VDOT:

Hanover County, Virginia

Land Use Map

Legend

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

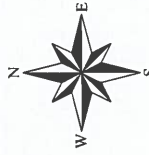
SE2025-00021

Loch Levan Land Limited Partnership, et al.

height exception

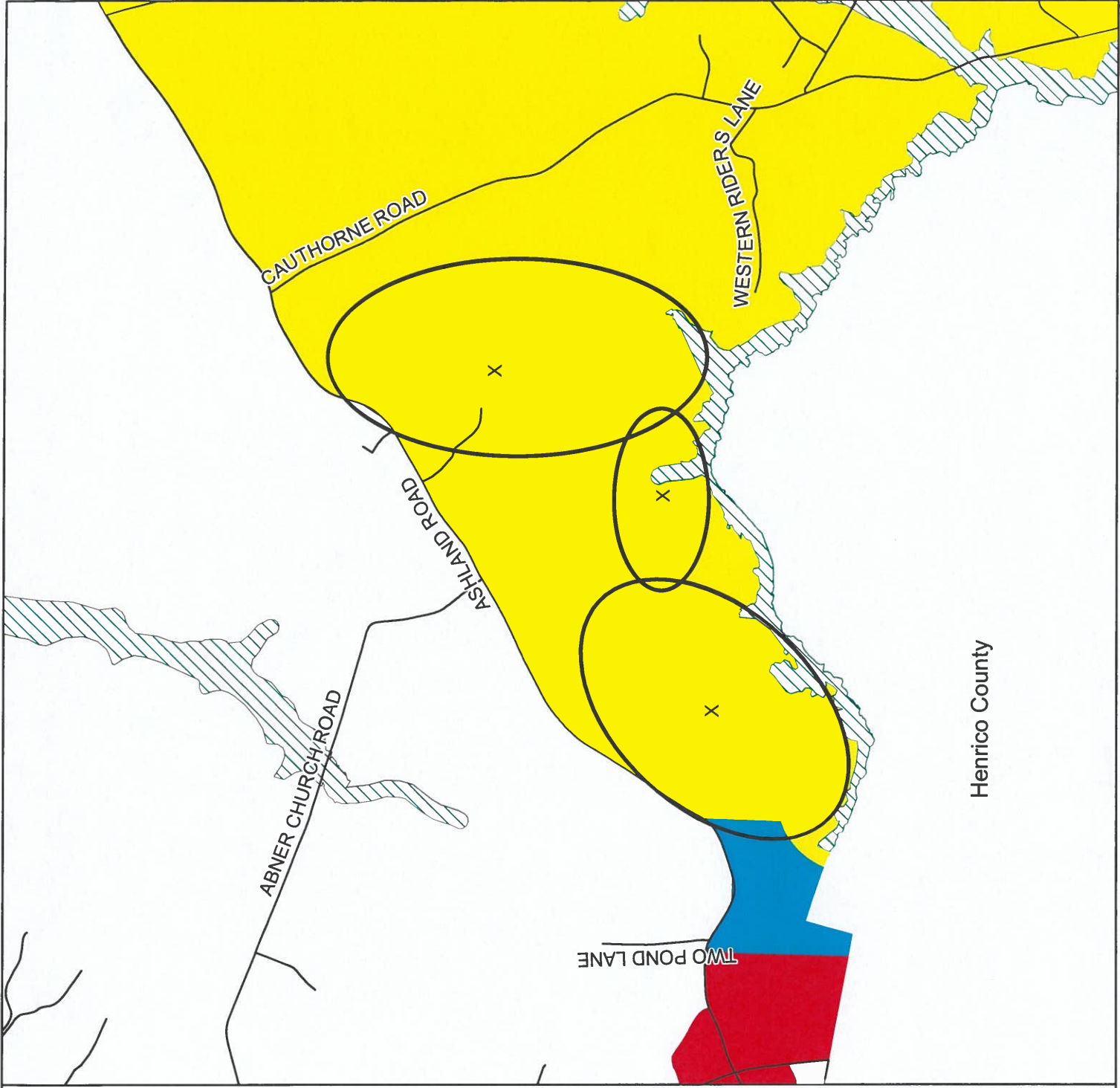
Suburban Neighborhood Residential Land Use

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025



Henrico County

**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- ◉ Trees

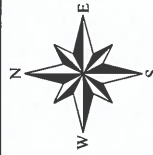
SE2025-00021

Loch Levan Land Limited
Partnership, et al.

height exception

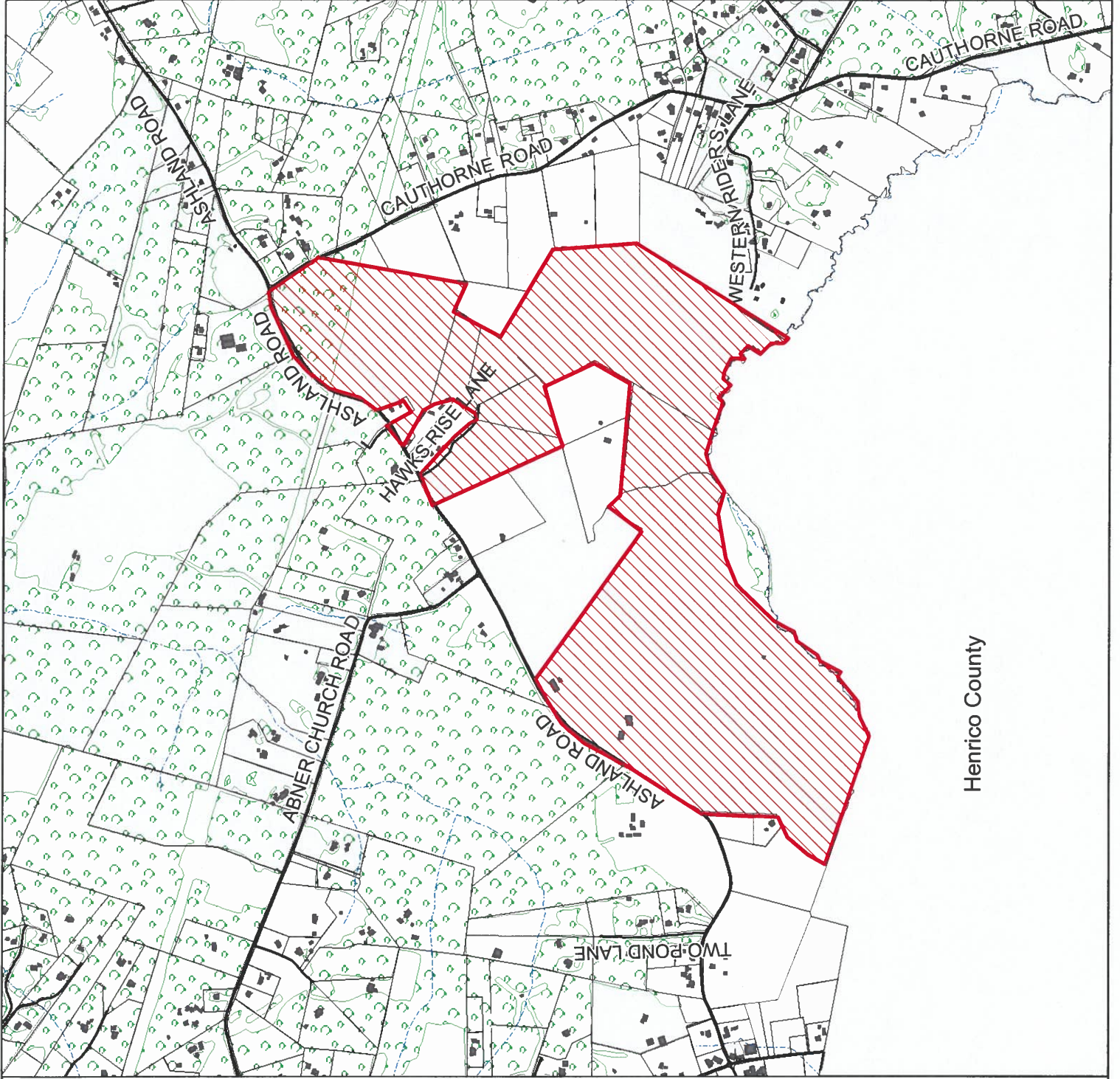
Zoned A-1 (M-1)

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025



Hanover County, Virginia

Zoning Map

Legend

—	Roads	R-1
—	Water	R-2
□	Parcels	R-3
□	CUP	R-4
□	A-1	R-5
□	PUD	R-6
□	RR	RM
□	RR-1	MX
□	RO-1	B-1
□	PSC	B-2
□	POB	B-3
□	PMH	B-4
□	HE	O-S
□	AR-1	B-O
□	AR-2	M-1
□	AR-6	M-2
□	RC	M-3
□	RS	

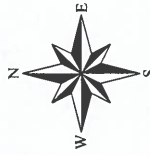
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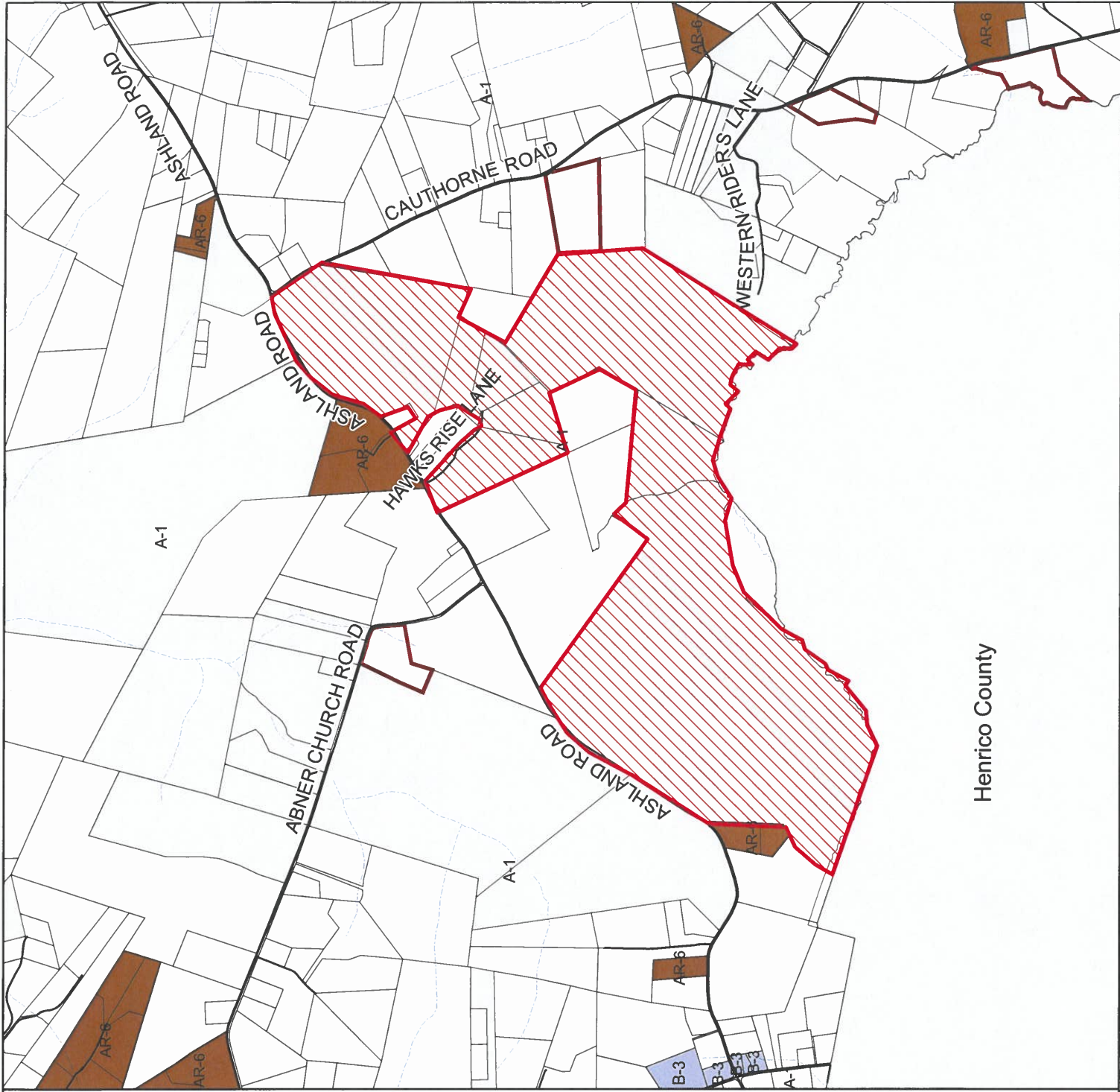
Zoned A-1 (M-1)

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025



SE2025-00021



Hanover County Planning Department Application

Request for a Special Exception

Case #: SE2025-00021

Please type or print in **black ink**.

APPLICANT INFORMATION	
Owner/Applicant: <u>Loch Levan Land Limited Partnership</u> <u>See Page 5</u>	Telephone No. <u>(804) 762-4800</u>
Contact Name: <u>Hans Klinger</u> <u>for Additional Owners</u>	Fax No. _____
Address: <u>11237 Nuckols Road, Glen Allen, VA 23059</u>	Email Address <u>hcklinger@hhhunt.com</u>
_____	_____

PARCEL INFORMATION	For <u>multiple</u> parcels, please also complete Page 4 <input checked="" type="checkbox"/>
GPIN(s)(Tax Parcel #'s) <u>See page 4</u>	Area (acres/square feet) <u>409.677</u>
Deed Book _____ Page _____	Current Zoning <u>A-1 with rezoning to M-1 being considered</u>
Magisterial District <u>South Anna</u>	Requested Use/Exception <u>Section 23-336 Height exception</u>
Location Description (Street Address, if applicable) <input type="checkbox"/>	<u>for data storage and processing buildings and surrounding</u>
<u>15521 Ashland Road</u>	<u>security fences.</u>
_____	_____

SIGNATURE OF OWNER <input type="checkbox"/> POWER OF ATTORNEY <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (attach contract)	
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.	
Signature <u></u>	Date <u>8/22/2025</u>
Print Name <u>Matthew G. Roberts</u>	Date _____
Signature _____	Date _____
Print Name _____	_____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Matthew G. Roberts</u>	Telephone No. <u>(840)771-9570</u>
Address: <u>Hirschler c/o Matthew G. Roberts</u>	Fax No. _____
<u>P.O. Box 500, Richmond, VA 23218</u>	Email Address <u>mroberts@hirschlerlaw.com</u>
_____	_____
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

RECEIVED

AUG 22 2025

HANOVER COUNTY
PLANNING DEPARTMENT

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7738-73-1213	Print Matthew G Roberts	DB 3100, pg 1739	238	A-1	M-1
	Sign <i>M.G.R.</i>				
7748-03-4941	Print Matthew G Roberts	DB 3165, pg 2057	21.959	A-1	M-1
	Sign <i>M.G.R.</i>				
7748-14-8237	Print Matthew G Roberts	DB 791, pg 840	64.484	A-1	M-1
	Sign <i>M.G.R.</i>				
7748-17-7689	Print Matthew G Roberts	BD 425, pg 444	36.087	A-1	M-1
	Sign <i>M.G.R.</i>				
7748-16-3588	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M.G.R.</i>				
7748-15-3959	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M.G.R.</i>				
7745-05-8840	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M.G.R.</i>				
7748-06-1173	Print Matthew G Roberts	DB 3026, pg 1134	20.125	A-1	M-1
	Sign <i>M.G.R.</i>				
	Print				
	Sign				
	Print				
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	Sign				
	Print				
	Sign				
	Print				Hirschler
	Sign				
	Print				
	Sign				

Loch Levan Lan Limited Partnership Technology Park

OWNER/APPLICANT INFORMATION – PAGE 3

Wellesley Land Limited Partnership
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

HHHunt Verada LLC
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

Loch Levan Land Limited Partnership
Hans Klinger
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

James K Dolan
308 VIRGINIA AVENUE
RICHMOND, VA 23226

Gilman Lumber Company Inc.
P.O. BOX 669
ASHLAND, VA 23005-0000

23682188.1 001473.03528

REQUIREMENTS/ ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners and Board of Supervisors notification form** (Page 7) - please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the member of the Board of Supervisors for the magisterial district in which the property is located. Adjacent property owners and Board members must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries and the location of existing structures on the property. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Historic Impact Information** (Page 10) (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Responses to questions** on Page 11
- g. **Community Meeting Guide** (Check the box if you have read and understand Pages 13 & 14. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)
- h. A **sketch** of your proposal, showing the following:
 - 1) The proposed title of the project, the name of the developer, and the name of the preparer of the plan.
 - 2) The north point, scale, and date. The scale of the plan shall not exceed 1" = 200'.
 - 3) The boundaries of the property involved; county or town boundaries; property lines; existing streets, buildings, and waterways; areas affected by Chesapeake Bay preservation requirements; and major tree masses.
 - 4) The general location and character of construction of proposed parking lots, driveways, curb cuts, entrances, and exits.
 - 5) The locations of all proposed buildings and structures.
 - 6) The general locations, heights, and materials of all fences, walls, screen plantings, berms, and landscaping.

If the full-size sketch is larger than 8 ½" x 11", please provide **ten (10) copies of the sketch and elevations**, folded no larger than 9" x 12", and **one (1) a reduction of the sketch**, which is 8 ½" x 11". Sheets must be no larger than 24" x 36".
- i. For applications for manufactured/mobile home needed for **medical hardship** please provide a note from a medical doctor verifying that it is necessary for someone to live in close proximity to provide care.
- j. For SE applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.

N/A


N/A

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email or fax (as selected below), of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next Application Deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent  Date 08/22/2025
 Print Name Matthew G. Roberts

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
Hirschler
c/o Matthew G. Roberts
P.O. Box 500, Richmond, VA 23218

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email mroberts@hirschlerlaw.com Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Special Exception	\$750
Extension	\$20
Special Exceptions for manufactured homes needed in a medical hardship case	\$200

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fee: _____

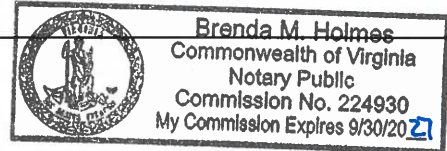
Accepted by: _____
 HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: *m. g. h.*



COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

to-wit:

The foregoing instrument was acknowledged before me this 22nd day of August, 2022 by Matthew G. Roberts (Name of Applicant).

My commission expires: 9-30-27

Brenda M. Holmes
Notary Public

Board of Supervisors Representative:

Planning Commission Representative:

Larry Leadbetter

List of Adjacent Property Owners: HANOVER COUNTY FILING NOTICE LIST

GPIN	Name	Address
7738-53-6029	Pathak Living Trust	101 Pickett Place Yorktown, VA 23693
7738-52-5679	Wuilber Bladimir Lemus	15299 Ashland Road Rockville, VA 23146
7738-52-0588	Lawrence Y. McCauley David C. McCauley	3604 Springsberry Place Henrico, VA 23233
7738-54-2671	Kenneth E. Baker Bessie Julia Baker	15240 Ashland Road Glen Allen, VA 23059
7738-66-3670	B C P Limited Partnership	16634 MLC Lane Rockville, VA 23146
7738-76-9432	J. Glenn Rada	223 The Maine Williamsburg, VA 23185
7738-94-3929 7748-04-0606	White Gate Estates, LLC	15075 Ashland Road Glen Allen, VA 23059
7738-97-1274	Amy M. Cheeley	15134 Abner Church Road Glen Allen, VA 23059
7748-07-2456	Feisal Osman	3033 Lauderdale Drive Henrico, VA 23233

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued

List of Adjacent Property Owners: HANOVER COUNTY FILING PUBLIC HEARING NOTICE LIST

GPIN	Name	Address
7748-07-6871	Ferdoushi B. Chowdhury	4840 Coachmans Landing Ct. Glen Allen, VA 23059
7748-06-5618	Sam Lee White, Jr. Helen R. White	14589 Ashland Road Glen Allen, VA 23059
7748-06-4931	Raymond L. Walters, Sr. Vickie T. Walters	14583 Ashland Road Glen Allen, VA 23059
7748-06-6951	Crystal Allen	4700 Regal Oaks Road Glen Allen, VA 23059
7748-07-4134	John Robinson Reva Robinson	14571 Ashland Road Glen Allen, VA 23059
7748-07-8218	Gilbert Lee Cousins	14551 Ashland Road Glen Allen, VA 23059
7739-90-6495 7748-29-5480	Willie R. Gilman, Sr.	15115 Stone Horse Creek Road Glen Allen, VA 23059
7748-19-6330	W. Richard Gilman, Jr. Joel B. Gilman Rita Lynn Gilman	15115 Stone Horse Creek Road Glen Allen, VA 23059
7748-28-5875 7748-27-8044	Robert F. Cauthorne, TR Beverly P. Cauthorne, TR	11302 Cauthorne Road Glen Allen, VA 23059
7748-28-7631	Michael Knizner Theresa D. Knizner	11468 Cauthorne Road Glen Allen, VA 23059
7748-38-1338	Dwight T. Vander Pol Jill I. Vander Pol	11446 Cauthorne Road Glen Allen, VA 23059
7748-27-7737	Amin Mirshahi Azadeh Nazari	11425 Cauthorne Road Glen Allen, VA 23059
7748-26-1087 7748-26-9343	W. Bruce Cauthorn	13006 Cedar Lane Ashland, VA 23005
7748-35-0648	Loch Levan Land Limited Partnership	C/O HHHunt 11237 Nuckols Road Glen Allen, VA 23059
7748-35-3193	Surya Dhakar Aika Dhakar	11616 Olde Covington Way Glen Allen, VA 23059
7748-34-4566	Dhakar Family Dentistry PLC	11616 Olde Covington Way Glen Allen, VA 23059
7748-23-9698	Western Riders of Virginia, Inc.	9369 Pamunkey Crest Drive Mechanicsville, VA 23111
7748-22-3541	Deborah Ann Colby, TR.	11357 Nuckols Road #1167 Glen Allen, VA 23059

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners: HENRICO COUNTY PUBLIC HEARING NOTICE LIST		
734-780-2794.040	Stephen D. and Virginia A. White, Trustees	12463 Donahue Road Glen Allen, VA 23059
734-780-2794.039	Robert Ashby & Christa Lynn Fox	12467 Donahue Road Glen Allen, VA 23059
734-780-2794.038	Manoj Chulani	12471 Donahue Road Glen Allen, VA 23059
734-780-2794.037	Joanna M. Scott and Paul C. Domson Jr.	12475 Donahue Road Glen Allen, VA 23059
734-780-2794.036	Prakash & Pushpa Mirchandani	12479 Donahue Road Glen Allen, VA 23059
734-780-2794.035	Xiaoran Wang and Xia Liu	12483 Donahue Road Glen Allen, VA 23059
734-780-2794.034	Matthew & Julia Tarpey	12487 Donahue Road Glen Allen, VA 23059
734-780-2794.033	Shailendra K. and Sucheta Jain	12491 Donahue Road Glen Allen, VA 23059
734-780-2794.041	Suvit & Ariyaporn Pratoomtong, Trustees	6760 Aidan Court Glen Allen, VA 23059
734-780-2794.042	Katherine Elizabeth Johnston, Trustee	6764 Aidan Court Glen Allen, VA 23059
734-780-2794.043	Bruce Lynn & Sarah Marie Bailey	6768 Aidan Court Glen Allen, VA 23059
734-780-2794.044	Koteswara Rao & Mounika P. Kasaraneni	6772 Aidan Court Glen Allen, VA 23059
734-780-2794.045	Nicole L. Boyle	6776 Aidan Court Glen Allen, VA 23059
734-780-2794.046	Kathleen Hayden Hollister, Trustee	6781 Aidan Court Glen Allen, VA 23059
734-780-2794.000	Dominion Park Condominium	4301 E Parham Road Henrico, VA 23228
740-783-5606 743-781-6506 737-781-1955 736-781-3200 739-782-3561	Wyndham Foundation Inc.	6401 Old Wyndham Drive Glen Allen, VA 23059
736-781-6605	Charles and Julianne Freakley	6036 Collinstone Drive Glen Allen, VA 23059-7104
743-779-0623	HGC Dominion LLC	c/o KSI Capital Partners LLC 13873 Park Center Rd, Ste 203N Herndon, VA 20171
738-782-5847	David A & Wendy A Miller	12164 Morestead Ct Glen Allen, VA 23059-7071
738-782-6953	Jeffrey A & Ann F Hemp	12160 Morestead Ct

		Glen Allen, VA 23059-7071
738-782-7954	David Folliard & Kristine Hires Bernier	12156 Morestead Ct Glen Allen, VA 23059-7071
738-782-8954	James E. Jr. and Andrea H. Holmes	PO Box 6728 Ashland, VA 23005
738-782-9855	Hillary A Weber, Trustee	12148 Morestead Ct Glen Allen, VA 23059
739-782-0658	David C and Erin Kirby Reed	12144 Morestead Ct Glen Allen, VA 23059
739-782-1660	William B & Elizabeth O Clark	12140 Morestead Ct Glen Allen, VA 23059
739-782-2962	Katherine Nahed Kotrola	12136 Morestead Ct Glen Allen, VA 23059
739-782-3966	Jonathan B & Kimberly C Berselli	12128 Morestead Ct Glen Allen, VA 23059
739-782-4072	Daniel D & Kristin P Clarke, Trustees	12124 Morestead Ct Glen Allen, VA 23059
740-783-6119	Loch Levan Land Limited Partnership	11237 Nuckols Road Glen Allen, VA 23059-5502
740-783-1825	Sabrina L. Holme	12177 Manor Park Dr Glen Allen, VA 23059
740-783-3921	Usman Ghani & Noma Badar Piracha	12178 Manor Park Dr Glen Allen, VA 23059



Matthew G. Roberts
D: 804.771.9570
mroberts@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804.771.9500 | F: 804.644.0957

August 22, 2025

Re: Rezoning of approximately 410 acres at and around Hunting Hawk Golf Club, consisting of Hanover County, Virginia (“County”) GPINs 7748-17-7689 (portion), 7748-16-3588, 7748-15-3959, 7748-05-8840, 7748-06-1173, 77478-35-0648, 7748-14-8237 (portion), 7748-03-4941, and 7738-73-1213 (collectively, the “Property”)

Dear Neighbors:

We are excited to inform you that Loch Levan Land Limited Partnership, a Virginia limited partnership (“Loch Levan”) is interested in developing a master planned technology park at the Property identified above. In order to facilitate this development, Loch Levan will need to rezone the Property to allow for this particular use. This technology park will contain various buildings that will house the equipment and infrastructure that supports the technologies we rely on in our daily lives. Additionally, this technology park will bolster the County’s commercial economy and commercial tax revenue.

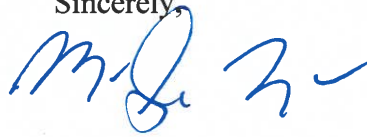
Given the rural nature of this part of the County, Loch Levan wants to ensure that its development works well with the surrounding community. Among other considerations, Loch Levan has taken care to limit the building height within the technology park as to reduce visual impacts to its neighbors. Additionally, Loch Levan has provided extensive buffers along the perimeter of the Property. In particular, Loch Levan’s request for the Property includes the following mitigation measures:

1. A 200’ wide buffer along Ashland Road to preserve the rural character of that road.
2. A minimum of 100’ wide buffer along the perimeter of the Property, with the majority of that buffer being at least 150’ wide to screen adjacent properties from the use.
3. A requirement limiting building height to 62’.
4. A requirement that no building be within 150’ of the project’s perimeter boundary line, with that requirement being increased to 200’ along Ashland Road.

We also want to let you know that four zoning applications were submitted to the County. These applications are needed in order to permit the creation of a master planned technology park on the Property. The applications include: (i) a Rezoning application to rezone the Property from A-1 to M-1, (ii) a Special Exception application to allow for an exception to the height limitations within the M-1 zoning district, (iii) a Conditional Use Permit application for accessory uses facilitating the master planned technology park; and (iv) a Comprehensive Plan amendment to amend the County’s Land Use designation for the Property from “Suburban Neighborhood Residential” to “Employment Center.”

In the meantime, please feel free to reach out to me with any questions for HHHunt.

Sincerely,



Matthew G. Roberts

cc: Hon. Susan P. Dibble	(via email)
Comm. Larry Leadbetter	(via email)
Jason Ridout	(via email)
Hans C. Klinger	(via email)
Ivan Wu	(via email)
Jeffrey P. Geiger	(via email)
Scott M. Miller	(via email)

EXPLANATION: (Attach additional sheets, if necessary)

1. This Special Exception is being requested in order to: Provide increased height for buildings and security fencing.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

The applicant proposes to create a technology park on the property which will help facilitate the rapidly growing demand for data services in Hanover County and throughout the region. In addition to the buildings housing the data processing equipment, the applicant proposes to build electrical substations and transmission lines to connect to existing electrical infrastructure. The applicant is proposing a total of ten buildings to be constructed, which will house the data storage equipment and customary accessory equipment. The technology park will use on-site water and wastewater facilities to be installed on the property and will not be connected to public infrastructure. Access to Ashland Road will be facilitated through three connection points, two on the southern portion of the property where Hunting Hawk Golf Club is currently located and a tertiary access point in the northern portion of the property. The existing golf course entrance will be maintained.

3. Describe why the proposed use or exception is desirable and appropriate for the area. What measures will be taken to assure that the proposed use or exception will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) Additional building and fencing height is necessary to meet industry demands in modern data center buildings and for security requirements protecting critical infrastructure. The proposed use is a low intensity use that is deemed appropriate for Employment Centers in the Comprehensive Plan. The use will generate minimal impacts to surrounding properties with low traffic generation and little noise pollution. The applicant is proposing to mitigate impacts to surrounding properties, including visual impact mitigation through significant buffers from adjacent roads and properties, as well as increased plantings and landscaping around the development.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 2,921 vehicles per day and a site peak hour trip generation of 350 vehicles per hour, based on the stipulations of 24 VAC 30-155. The _____ edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number _____ and Page Number _____).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

8/21/25

(Date)

Steve Schmidt, PE, PTOE, AICP

(Applicant/Applicant's Representative – Print Name)

Trip generation based on the "AWS Data Center Trip Generation Assessment" prepared by BCG, March 2023.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. 042-5649 GPIN 7738-96-1681
- 2. Historic Resource/File No. 042-5650 GPIN 7738-86-8753
- 3. Historic Resource/File No. 042-5651 GPIN 7738-76-9432
- 4. Historic Resource/File No. _____ GPIN _____
- 5. Historic Resource/File No. _____ GPIN _____

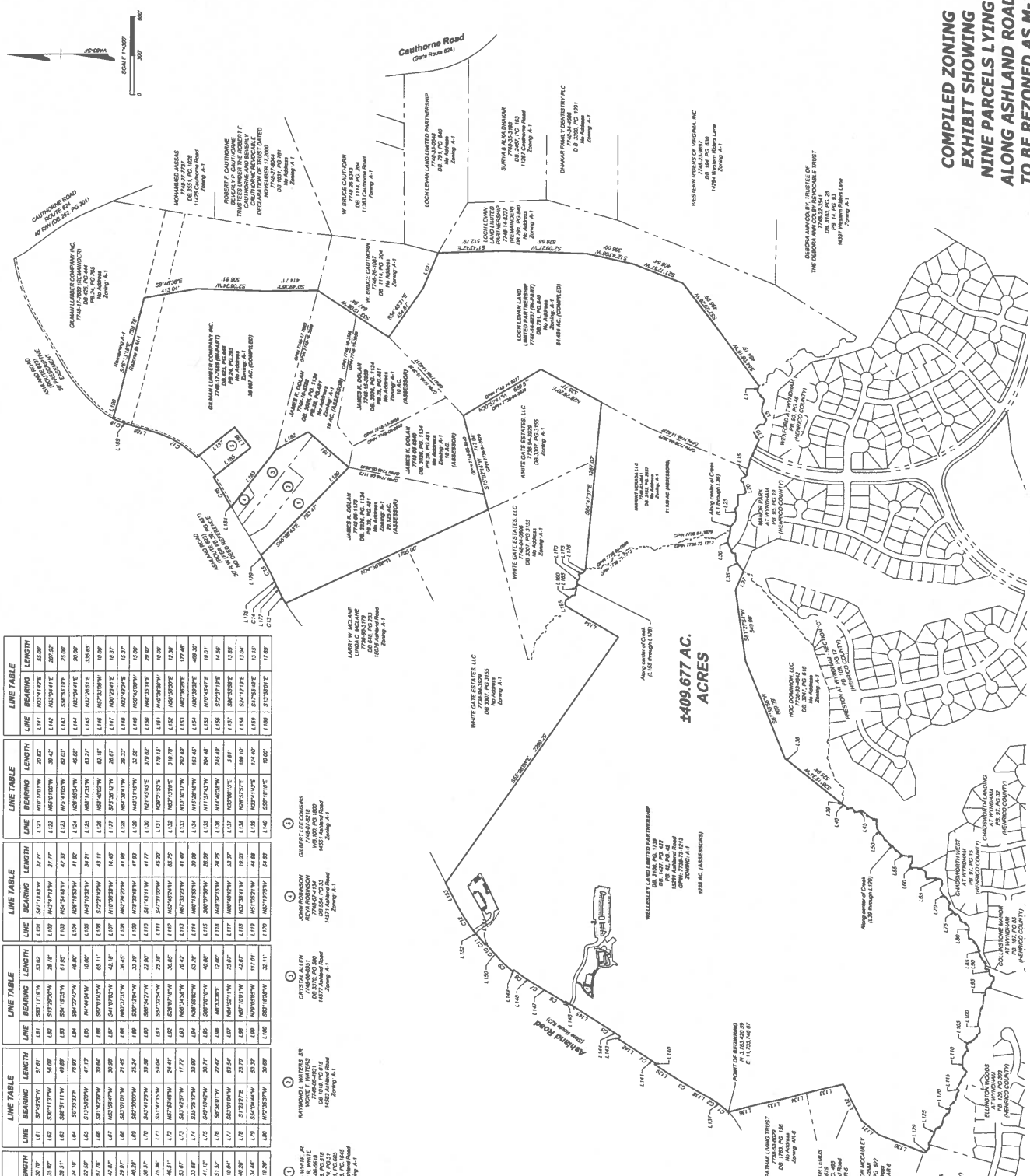
If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? No
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. No impacts to adjacent historic resources are anticipated.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. No impacts to adjacent historic resources are anticipated.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature: _____ Date: _____



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH						
L1	N87°42'30"E	64.17	L11	S87°11'19"W	37.57	L21	S87°11'19"W	37.57	L31	S87°11'19"W	37.57	L41	S87°11'19"W	37.57	L51	S87°11'19"W	37.57	L61	S87°11'19"W	37.57	L71	S87°11'19"W	37.57	L81	S87°11'19"W	37.57			
L2	S87°11'19"W	67.37	L12	S87°11'19"W	37.57	L22	S87°11'19"W	37.57	L32	S87°11'19"W	37.57	L42	S87°11'19"W	37.57	L52	S87°11'19"W	37.57	L62	S87°11'19"W	37.57	L72	S87°11'19"W	37.57	L82	S87°11'19"W	37.57	L92	S87°11'19"W	37.57
L3	S87°11'19"W	67.37	L13	S87°11'19"W	37.57	L23	S87°11'19"W	37.57	L33	S87°11'19"W	37.57	L43	S87°11'19"W	37.57	L53	S87°11'19"W	37.57	L63	S87°11'19"W	37.57	L73	S87°11'19"W	37.57	L83	S87°11'19"W	37.57	L93	S87°11'19"W	37.57
L4	S87°11'19"W	67.37	L14	S87°11'19"W	37.57	L24	S87°11'19"W	37.57	L34	S87°11'19"W	37.57	L44	S87°11'19"W	37.57	L54	S87°11'19"W	37.57	L64	S87°11'19"W	37.57	L74	S87°11'19"W	37.57	L84	S87°11'19"W	37.57	L94	S87°11'19"W	37.57
L5	S87°11'19"W	67.37	L15	S87°11'19"W	37.57	L25	S87°11'19"W	37.57	L35	S87°11'19"W	37.57	L45	S87°11'19"W	37.57	L55	S87°11'19"W	37.57	L65	S87°11'19"W	37.57	L75	S87°11'19"W	37.57	L85	S87°11'19"W	37.57	L95	S87°11'19"W	37.57
L6	S87°11'19"W	67.37	L16	S87°11'19"W	37.57	L26	S87°11'19"W	37.57	L36	S87°11'19"W	37.57	L46	S87°11'19"W	37.57	L56	S87°11'19"W	37.57	L66	S87°11'19"W	37.57	L76	S87°11'19"W	37.57	L86	S87°11'19"W	37.57	L96	S87°11'19"W	37.57
L7	N07°12'45"E	77.89	L17	S87°11'19"W	37.57	L27	S87°11'19"W	37.57	L37	S87°11'19"W	37.57	L47	S87°11'19"W	37.57	L57	S87°11'19"W	37.57	L67	S87°11'19"W	37.57	L77	S87°11'19"W	37.57	L87	S87°11'19"W	37.57	L97	S87°11'19"W	37.57
L8	N07°12'45"E	77.89	L18	S87°11'19"W	37.57	L28	S87°11'19"W	37.57	L38	S87°11'19"W	37.57	L48	S87°11'19"W	37.57	L58	S87°11'19"W	37.57	L68	S87°11'19"W	37.57	L78	S87°11'19"W	37.57	L88	S87°11'19"W	37.57	L98	S87°11'19"W	37.57
L9	N07°12'45"E	77.89	L19	S87°11'19"W	37.57	L29	S87°11'19"W	37.57	L39	S87°11'19"W	37.57	L49	S87°11'19"W	37.57	L59	S87°11'19"W	37.57	L69	S87°11'19"W	37.57	L79	S87°11'19"W	37.57	L89	S87°11'19"W	37.57	L99	S87°11'19"W	37.57
L10	N07°12'45"E	77.89	L20	S87°11'19"W	37.57	L30	S87°11'19"W	37.57	L40	S87°11'19"W	37.57	L50	S87°11'19"W	37.57	L60	S87°11'19"W	37.57	L70	S87°11'19"W	37.57	L80	S87°11'19"W	37.57	L90	S87°11'19"W	37.57	L00	S87°11'19"W	37.57

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH						
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L102	S87°11'19"W	37.57	L112	S87°11'19"W	37.57	L122	S87°11'19"W	37.57	L132	S87°11'19"W	37.57	L142	S87°11'19"W	37.57	L152	S87°11'19"W	37.57	L162	S87°11'19"W	37.57	L172	S87°11'19"W	37.57	L182	S87°11'19"W	37.57	L192	S87°11'19"W	37.57
L103	S87°11'19"W	37.57	L113	S87°11'19"W	37.57	L123	S87°11'19"W	37.57	L133	S87°11'19"W	37.57	L143	S87°11'19"W	37.57	L153	S87°11'19"W	37.57	L163	S87°11'19"W	37.57	L173	S87°11'19"W	37.57	L183	S87°11'19"W	37.57	L193	S87°11'19"W	37.57
L104	S87°11'19"W	37.57	L114	S87°11'19"W	37.57	L124	S87°11'19"W	37.57	L134	S87°11'19"W	37.57	L144	S87°11'19"W	37.57	L154	S87°11'19"W	37.57	L164	S87°11'19"W	37.57	L174	S87°11'19"W	37.57	L184	S87°11'19"W	37.57	L194	S87°11'19"W	37.57
L105	S87°11'19"W	37.57	L115	S87°11'19"W	37.57	L125	S87°11'19"W	37.57	L135	S87°11'19"W	37.57	L145	S87°11'19"W	37.57	L155	S87°11'19"W	37.57	L165	S87°11'19"W	37.57	L175	S87°11'19"W	37.57	L185	S87°11'19"W	37.57	L195	S87°11'19"W	37.57
L106	S87°11'19"W	37.57	L116	S87°11'19"W	37.57	L126	S87°11'19"W	37.57	L136	S87°11'19"W	37.57	L146	S87°11'19"W	37.57	L156	S87°11'19"W	37.57	L166	S87°11'19"W	37.57	L176	S87°11'19"W	37.57	L186	S87°11'19"W	37.57	L196	S87°11'19"W	37.57
L107	S87°11'19"W	37.57	L117	S87°11'19"W	37.57	L127	S87°11'19"W	37.57	L137	S87°11'19"W	37.57	L147	S87°11'19"W	37.57	L157	S87°11'19"W	37.57	L167	S87°11'19"W	37.57	L177	S87°11'19"W	37.57	L187	S87°11'19"W	37.57	L197	S87°11'19"W	37.57
L108	S87°11'19"W	37.57	L118	S87°11'19"W	37.57	L128	S87°11'19"W	37.57	L138	S87°11'19"W	37.57	L148	S87°11'19"W	37.57	L158	S87°11'19"W	37.57	L168	S87°11'19"W	37.57	L178	S87°11'19"W	37.57	L188	S87°11'19"W	37.57	L198	S87°11'19"W	37.57
L109	S87°11'19"W	37.57	L119	S87°11'19"W	37.57	L129	S87°11'19"W	37.57	L139	S87°11'19"W	37.57	L149	S87°11'19"W	37.57	L159	S87°11'19"W	37.57	L169	S87°11'19"W	37.57	L179	S87°11'19"W	37.57	L189	S87°11'19"W	37.57	L199	S87°11'19"W	37.57
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CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE											
CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD	CURVE	RADIUS	CHORD									
C1	508.87	67.97	C11	508.87	67.97	C21	508.87	67.97	C31	508.87	67.97	C41	508.87	67.97	C51	508.87	67.97	C61	508.87	67.97	C71	508.87	67.97	C81	508.87	67.97	C91	508.87	67.97			
C2	508.87	67.97	C12	508.87	67.97	C22	508.87	67.97	C32	508.87	67.97	C42	508.87	67.97	C52	508.87	67.97	C62	508.87	67.97	C72	508.87	67.97	C82	508.87	67.97	C92	508.87	67.97	C00	508.87	67.97
C3	508.87	67.97	C13	508.87	67.97	C23	508.87	67.97	C33	508.87	67.97	C43	508.87	67.97	C53	508.87	67.97	C63	508.87	67.97	C73	508.87	67.97	C83	508.87	67.97	C93	508.87	67.97	C01	508.87	67.97
C4	508.87	67.97	C14	508.87	67.97	C24	508.87	67.97	C34	508.87	67.97	C44	508.87	67.97	C54	508.87	67.97	C64	508.87	67.97	C74	508.87	67.97	C84	508.87	67.97	C94	508.87	67.97	C02	508.87	67.97
C5	508.87	67.97	C15	508.87	67.97	C25	508.87	67.97	C35	508.87	67.97	C45	508.87	67.97	C55	508.87	67.97	C65	508.87	67.97	C75	508.87	67.97	C85	508.87	67.97	C95	508.87	67.97	C03	508.87	67.97
C6	508.87	67.97	C16	508.87	67.97	C26	508.87	67.97	C36	508.87	67.97	C46	508.87	67.97	C56	508.87	67.97	C66	508.87	67.97	C76	508.87	67.97	C86	508.87	67.97	C96	508.87	67.97	C04	508.87	67.97
C7	508.87	67.97	C17	508.87	67.97	C27	508.87	67.97	C37	508.87	67.97	C47	508.87	67.97	C57	508.87	67.97	C67	508.87	67.97	C77	508.87	67.97	C87	508.87	67.97	C97	508.87	67.97	C05	508.87	67.97
C8	508.87	67.97	C18	508.87	67.97	C28	508.87	67.97	C38	508.87	67.97	C48	508.87	67.97	C58	508.87	67.97	C68	508.87	67.97	C78	508.87	67.97	C88	508.87	67.97	C98	508.87	67.97	C06	508.87	67.97
C9	508.87	67.97	C19	508.87	67.97	C29	508.87	67.97	C39	508.87	67.97	C49	508.87	67.97	C59	508.87	67.97	C69	508.87	67.97	C79	508.87	67.97	C89	508.87	67.97	C99	508.87	67.97	C07	508.87	67.97
C10	508.87	67.97	C20	508.87	67.97	C30	508.87	67.97	C40	508.87	67.97	C50	508.87	67.97	C60	508.87	67.97	C70	508.87	67.97	C80	508.87	67.97	C90	508.87	67.97	C08	508.87	67.97	C00	508.87	67.97

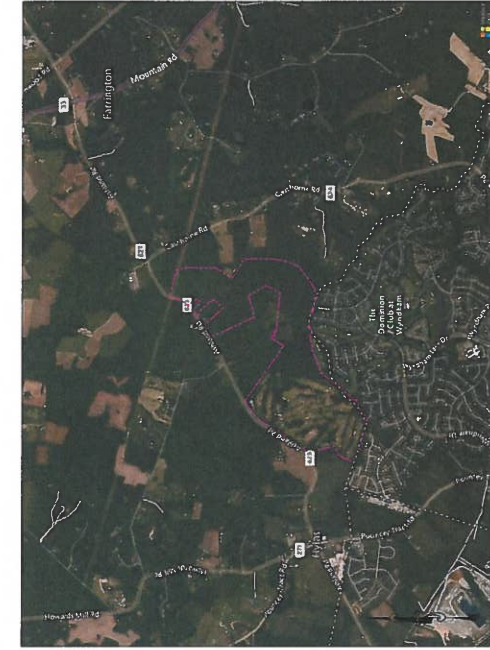
COMPILED ZONING EXHIBIT SHOWING NINE PARCELS LYING ALONG ASHLAND ROAD TO BE REZONED AS M-1

South Anna District Hanover County, VA
 Date: June 5, 2025 Scale: 1" = 300'
 Sheet 1 of 1 J.N.: 69002
 Drawn by: W.R. Herx Checked by: W.R. Herx
 Revised:

RECEIVED
 AUG 2 2025
 HANOVER COUNTY
 PLANNING DEPARTMENT

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VA



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

OWNERS: WELLSLEY LAND LIMITED PARTNERSHIP, HIRHUNT VERADA LLC, LOCH LEVAN LAND LIMITED PARTNERSHIP, JAMES K. DOLAN, GILMAN LUMBER COMPANY INC.
 TAX MAP IDS: 7748-73-1213, 7748-03-4941, 7748-14-8237 (IN-PART), 7748-06-1173, 7748-05-8840, 7748-15-3959, 7748-16-3588, 7748-17-7669 (IN-PART)
 CURRENT ZONING: A-1
 PROPOSED ZONING: H-1
 SITE AREA: 499,677 AC
 APPLICANT: LOCH LEVAN LAND LIMITED PARTNERSHIP, ATTN: HANS KLINGER
 APPLICANT EMAIL: HICKLINGER@HIRHUNT.COM
 APPLICANT PHONE: 804-762-4600
 APPLICANT ADDRESS: 11237 HICKOLS ROAD, GLEN ALLEN, VA, 23059

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	DETAIL EXISTING CONDITIONS
C2.2	DETAIL EXISTING CONDITIONS
C3.0	OVERALL CONCEPT PLAN
C3.1	DETAIL CONCEPT PLAN
C3.2	DETAIL CONCEPT PLAN
C4.0	FENCING
M0.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M1.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M2.0	SUBSTATION CONCEPT LAYOUT

APPLICATION PLAN

RECEIVED

AUG 22 2025

**HANOVER COUNTY
PLANNING DEPARTMENT**

THIS DRAWING PREPARED AT THE
 COMPANY'S OFFICE
 7853 CHESTNUT PARK AVE, SUITE 300 | RICHMOND, VA 23225
 TEL: 804-308-8500 | FAX: 804-560-1016 | WWW.TIMMONSGROUP.COM

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS

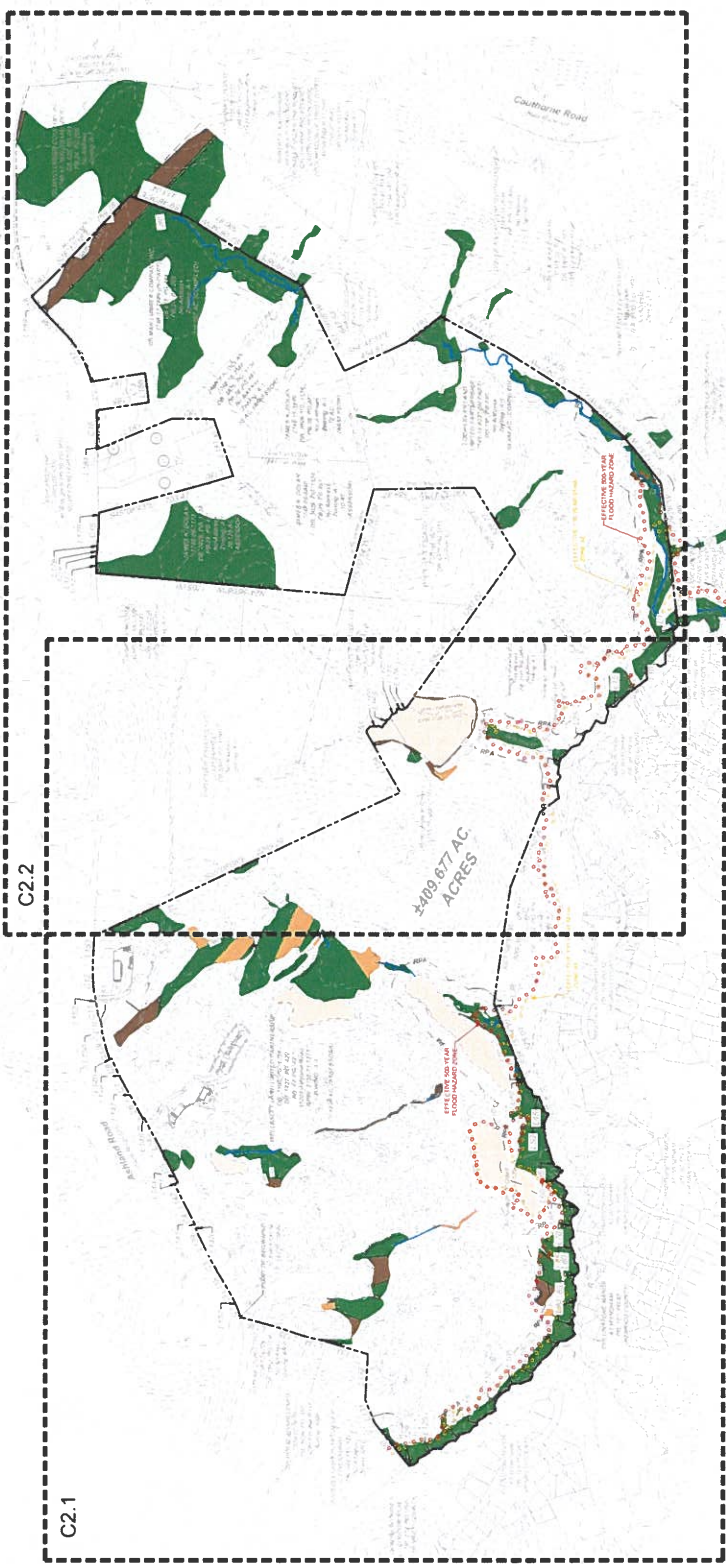
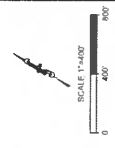
DATE	8/22/25
COUNTY	A. HANCOCK
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1" = 2000'
TAX MAP IDS	
MAILING ADDRESS	

COVER SHEET
HANOVER COUNTY - VA

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
COVER SHEET

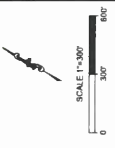
DWG NO
69002

SHEET NO
C0.0



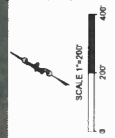
LEGEND

	PALUSTRINE EMERGENT (PEM) WETLAND
	PALUSTRINE FORESTED (PFO) WETLAND
	PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
	PALUSTRINE UNCONSOLIDATED BOTTOM (PUB) WETLAND
	RPA
	STREAMS
	FLOODPLAIN
	2' CONTOURS
	PROPERTY SITE
	PARCELS



- NOTES:**
- LAYOUT SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING AT SITE PLAN DEVELOPMENT.
 - CONCEPTUAL BUILDING AREAS ALSO CONTAIN GENERATOR PADS, EQUIPMENT AREAS, UTILITY CORRIDORS, PARKING AREAS, AND ACCESS DRIVES.





POSSIBLE ALTERNATE ACCESS POINT

ASHLAND RD

ABNER CH

FINAL ALIGNMENT MAY VARY

CONCEPTUAL WELL & HYDRO TANK SITE (TYP.)

CONCEPTUAL OVERHEAD POWER LINE

STORAGE STATION

CONCEPTUAL SUBSTATION (TYP.)

CONCEPTUAL WASTEWATER

RESIDUAL LAND - NOT PART OF REZONING CASE

RESIDUAL LAND - NOT PART OF REZONING CASE

RESIDUAL LAND - NOT PART OF REZONING CASE

CAUTHORNE RD

150'

200'

150' BUFFER

150'

62 FT.

150' BUFFER

62 FT.

150' BUFFER

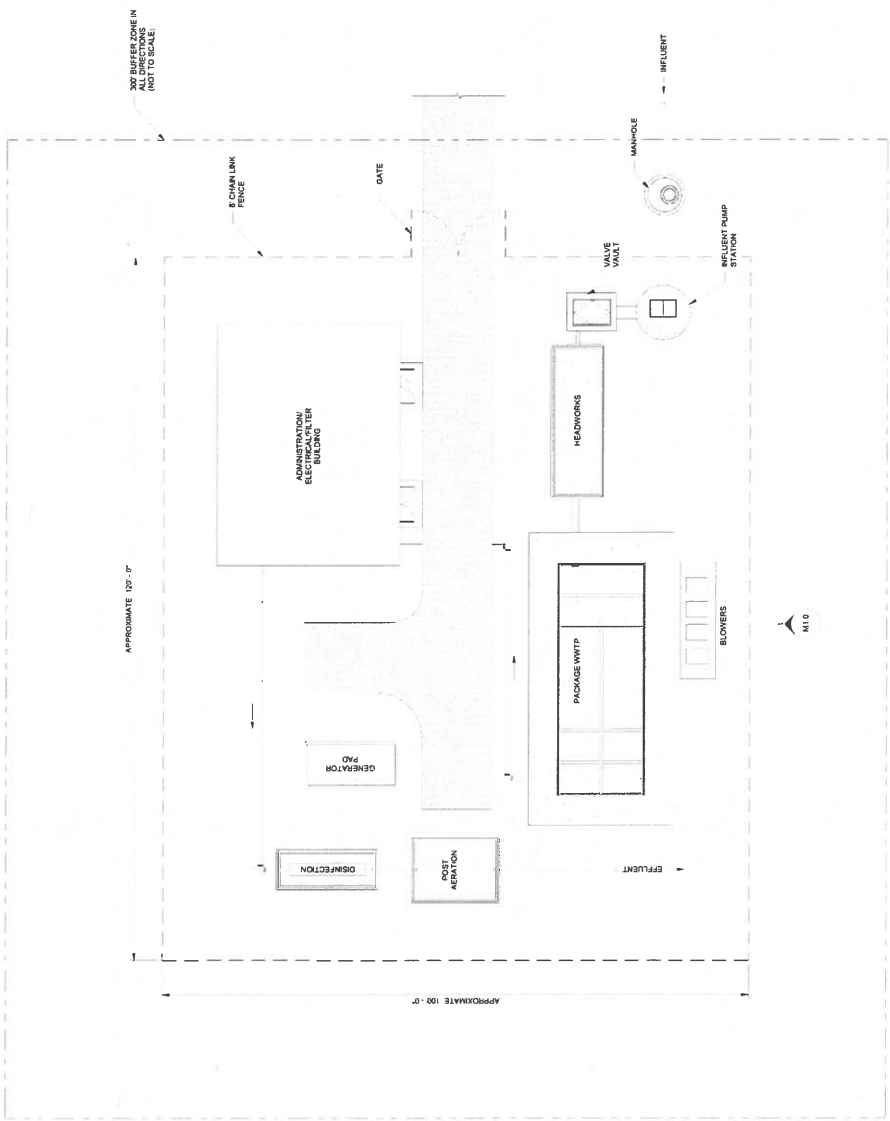
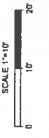
62 FT.

RESIDUAL LAND

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.
 7055 COMBINATION PARK AVENUE, SUITE 100 | DEDMON, VA 22025
 TEL: 804.230.6500 FAX: 804.560.0118 WWW.TIMMONSGROUP.COM

DATE	6/22/23
DRAWN BY	J. MARSHALL
DESIGNED BY	M. MILLER
CHECKED BY	B. STRICKLAND
SCALE	1" = 10'
TAX MAP ID#	
MAILING ADDRESS	



1 SITE LAYOUT
 MDD 1" = 10'-0"

APPROXIMATE 100'-0"

APPROXIMATE 100'-0"

